

November 2, 2000

**TO:** Mayor and City Council  
**FROM:** John Lettelleir, Director of Planning  
**SUBJECT:** Results of the Planning & Zoning Meeting November 1, 2000

**The following item is scheduled for the November 21, 2000 City Council Meeting**

**Public Hearing:** Zoning Case Z2000-42  
**Applicant(s):** City of Frisco

**DESCRIPTION:**

A request to amend the Comprehensive Zoning Ordinance to remove the zoning districts Original Town (OT) and Single Family-6. And create two new zoning districts: Original Town Commercial (OTC) and Original Town Residential (OTR) and make administrative changes to the ordinance as they relate to the proposed amendments. Tabled 8/29/00.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval as follows:

1. Replace SF-6 and OT with OTR and OTC with the following district standards (attached)
2. Amend Section 8 of the Zoning Ordinance (Land Use Charts) with the attached uses
3. Amend various sections of Zoning Ordinance as needed as they relate to the creation of the proposed districts (changes have been underlined for your convenience)

**Proposed District Definitions**

The **Original Town Residential (OTR)** district was created in order to preserve areas of primarily residential character with the downtown area. Due to the historic nature of these areas, the district seeks to enhance and protect the residential core of the downtown while providing infill opportunities and encouraging renovation of existing structures.

The **Original Town Commercial (OTC)** district was created in order to preserve areas of primarily commercial character with the downtown area. Due to the historic nature of this area, the district seeks to enhance and protect the commercial core of the downtown while providing infill opportunities and limiting "heavier" uses.

**New Use(s) Definitions**

Pet Daycare – A commercial institution or place designed for the care of no more than one (1) household pet per one hundred (100) square feet of gross floor area.

- Hours of operations limited to 6:00 a.m. to 8:00 p.m.
  - A Pet Daycare must be located a minimum of one hundred (100) feet from restaurants and food preparation establishments (property line to property line).
  - Overnight boarding of animals and outdoor kennels are prohibited.
- Provisions must be made for the sanitary disposal of all animal waste in accordance with the Animal Control Ordinance and Building Codes.

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-1 PRIMARY RESIDENTIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
	●				RESIDENTIAL UP/RETAIL OR OFFICE DOWN					●	●
	S	S	S	S	ACCESSORY DWELLING UNIT						
					CARETAKER / GUARD RESIDENCE	●	●	●	●	●	●
		●	●	●	COMMUNITY HOME						
●	●	●	●	●	DETACHED PRIVATE GARAGE						
●	●	●	●		DETACHED SINGLE-FAMILY DWELLING						
●	●	●	●	S	FAMILY HOME						
					GARAGE APARTMENT						
S	S	S	S	S	INTERGENERATIONAL CARE						
●	●	●	●	●	HOME OCCUPATIONS						
	●	●	●	●	INCIDENTAL NONRESIDENTIAL USES						●
					MOBILE HOME ON INDIVIDUAL LOT						
					MOBILE HOME PARK						
●	●	●	●	●	MODEL RESIDENTIAL UNIT						
	●	●	●	S	MODULAR HOME						
				●	MULTIPLE-FAMILY DWELLING						
					RECREATIONAL VEHICLE PARK						
S				S	RETIREMENT HOME AND/OR NURSING HOME	●	●	●		●	S
●				●	SINGLE FAMILY ATTACHED DWELLING (TOWNHOME)						
●	●	●	●	●	TEMPORARY FIELD CONSTRUCTION OFFICE	●	●	●	●	●	●
				●	TWO-FAMILY DWELLING						
●					ZERO LOT LINE DWELLING (PATIO HOME)						

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
● <sub>2</sub>		●	●	●	ACCESSORY BUILDING	●		●	●		
S <sub>3</sub>		S	S	S	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR GREATER						
●		●	●	●	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR LESS						
					AIRPORT						
		S	S	S	ATHLETIC STADIUM OR FIELD (PUBLIC)	S		S			
					ATHLETIC STADIUM OR FIELD (PRIVATE)	S		S			
S		S	S	S	CHURCH INCLUDING CHURCH RELATED ACTIVITIES (I.E. DAYCARE, RECREATION	●	●	●	●	●	S
		●	●	●	CITY, COUNTY, STATE & GOVERNMENTAL OFFICES	●	●	●	●	●	●
					COLLEGE, UNIVERSITY OR PRIVATE BOARDING SCHOOL	●		●			S
				S	COMMUNITY CENTER (PRIVATE)				●		
		S	S	S	DAY CARE	S		S			S
					DAY CARE (INCIDENTAL USE)	S			*		S
		●	●	●	FARM, RANCH, GARDEN, OR ORCHARD	●		●	●		
				S	HALFWAY HOUSE	●	●	●			
					HELIPORTS AND HELISTOPS	S		S	S		
					HOSPITAL	●		●			
					HOSPITAL FOR INSANE, LIQUOR OR NARCOTIC ELATED PATIENTS	●		S			
					LANDING FIELDS (PRIVATE)						
		●	●	●	LIBRARY (PUBLIC)	●	●	●	●		●
		(1)	(1)	(1)	METAL BUILDING (PRIMARY OR MAIN)	(1)	(1)	(1)	(1)		

1 - See Section 36.9 (Exterior Construction of Main Buildings)  
Cannot be visible from the street

2 – Must be in scale and character of the main structure

3 –

OTR	DTP	SF-5	SF-6	MF-1		O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
●		●	●	●	MUNICIPAL USES OPERATED BY THE CITY OF FRISCO	●	●	●	●	●	●
					MUSEUM OR ART GALLERY (PRIVATE)	●	●	●	●	●	●
●		S	S	S	PAROCHIAL OR PRIVATE SCHOOL	●	●	●		●	●
					PET DAYCARE						●
●		●	●	●	PRIVATE PARK / RECREATIONAL FACILITY	●	●	●	●	●	●
●		●	●	●	PRIVATE UTILITIES	●	●	●	●	●	●
●		●	●	●	PUBLIC PARK OR PLAYGROUND	●	●	●	●	●	●
S <sub>1</sub>		S	S	S	RADIO, TV ANTENNA OR TOWER	S	S	S	S	S	S <sup>1</sup>
		S	S	S	RELIGIOUS OR PHILANTHROPIC INSTITUTIONS NOT LISTED	●	●	●	●	●	●
●		●	●	●	SCHOOL (PUBLIC)	●	●	●		●	●
					SCHOOL, BUSINESS OR TRADE	S	●	●	●	●	●

1 – Tower shall be designed to fit in scale and character of the downtown

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-3 OFFICE & PROFESSIONAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					ACCOUNTANT OR BOOKKEEPING OFFICE	●	●	●	●	●	●
					ARMED SERVICES RECRUITING CENTER	●	●	●		●	●
					ARCHITECTS OFFICE	●	●	●	●	●	●
				S	BANK, SAVINGS & LOAN & CREDIT UNIONS	S	●	●	●	●	●
					CHECK CASHING SERVICE & LOAN AGENCY		●	●	●	●	●
					ENGINEERING OFFICE	●	●	●	●	●	●
					LONG DISTANCE COMMUNICATION SERVICE	S	●	●	●	●	●
					MEDICAL CLINIC OR OFFICE	●	●	●		●	●
					MEDICAL LABORATORY		●	●		●	●
					MINOR MEDICAL EMERGENCY CLINIC		●	●		●	●
					OFFICE, GENERAL PROFESSIONAL	●	●	●	●	●	●
					RADIO BROADCASTING W/OUT TOWER	S	●	●	●	●	●
					REAL ESTATE SALES (OFFICE)	●	●	●	●	●	●

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-4 RETAIL & RELATED USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					ART & CRAFT SUPPLY STORE		●	●		●	●
					BAKERY (RETAIL)		●	●	●	●	●
					BARBER SHOP OR BEAUTY SALON		●	●	*	●	●
					BICYCLE, LAWNMOWER SALES/REPAIR (ENCLOSED)		●	●	*	●	●
					BOOKSTORE		●	●	*	●	●
					BOOT & SHOE SALES & REPAIR		●	●	*	●	●
					BUILDING MATERIALS & HARDWARE (INSIDE)		●	●	●	●	●
					BUILDING MATERIALS & HARDWARE (OUTSIDE)		S	●	●	S	
					CERAMICS STORE		●	●		●	●
					CLOTHING OR APPAREL STORE (NEW)		●	●		●	●
					COMPUTER SALE		●	●	●	●	●
	S				CONVENIENCE STORE W/ GAS PUMP (See Section 27 – Other Regulations)		●	●	●	S	●
	S				CONVENIENCE STORE W/OUT GAS PUMPS		●	●	●	S	●
					DANCE STUDIO OR GYMNASTICS		●	●		●	●
					DEPARTMENT STORE (RETAIL)		●	●		●	●
					DONUT SHOP		●	●	*	●	●
					DRIVING SCHOOL		●	●	●	●	●
					DRY CLEANING OR SHOE PICK-UP/DROP-OFF		●	●	●	●	●
					DRY CLEANING (SMALL SHOP)		●	●	●	●	●
					FABRIC STORE		●	●		●	●
					FEED STORE		●	●	●	●	●
					FLORIST		●	●	*	●	●
					FURNITURE STORE, HOME FURNISHINGS		●	●		●	●
					GROCERY STORE OR FOOD MARKET		●	●		●	●
					GUNSMITH		●	●	●	●	●
					HOBBY OR TOY STORE		●	●		●	●
					ICE CREAM OR FROZEN YOGURT SALES		●	●	*	●	●
					KEY SHOP OR LOCKSMITH		●	●	●	●	●
					KIOSK	S	●	●	●	●	●
				S	LAUNDROMAT (SELF-SERVE)		●	●		●	●
					MEAT MARKET (RETAIL)		●	●	●	●	●
					MEDICAL AIDS & EQUIPMENT		●	●	●	●	●

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-4  RETAIL & RELATED USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					MUSICAL INSTRUMENT SALES & REPAIR		●	●		●	●
					NOVELTY OR GIFT SHOP		●	●	*	●	●
					NURSERY (RETAIL)		●	●	●	●	
					OPTICAL STORE		●	●		●	●
					PAINT STORE		●	●	●	●	●
					PAWN SHOP		S	●	●	S	
					PET SHOP		●	●		●	●
					PHARMACIST OR DRUGSTORE		●	●		●	●
					PRINTING SHOP		●	●	●	●	●
					RADIO SALES & INSTALLATION		●	●		●	
					RECYCLING COLLECTION POINT		●	●	●	●	
					RESTAURANT, CAFE OR CAFETERIA		●	●	●	●	●
					RESTAURANT, DRIVE IN		S	●	S		
					RESTAURANT W/ DRIVE-THRU		●	●	S		
					RETAIL SERVICE, INCIDENTAL		●	●	●	●	●
					SEASONAL SALES		S	S	●	S	S
					SECURITY SYSTEMS INSTALLATION COMPANY		●	●	●	●	●
					SHOE REPAIR		●	●	*	●	●
					SPORTING GOODS, INCLUDING FIREARM SALES		●	●	●	●	●
					TROPHY SALES & ENGRAVING		●	●	●	●	●
					TV SALES & REPAIR		●	●	●	●	●
					USED CLOTHING STORE		●	●		●	●
					VACUUM CLEANER SALES & SERVICE		●	●	●	●	●
					VETERINARIAN OFFICE (NO OUTSIDE PENS)		●	●	●	●	●
					WALLPAPER, FLOORING & CARPET SUPPLY		●	●	●	●	●
					WEIGHT & AEROBIC CENTER		●	●	●	●	●

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					AIRPORT LANDING FIELD				S		
●		●	●	●	ALL LOCAL UTILITIES (MUNICIPAL OR FRANCHISED)	●	●	●	●	●	●
●		●	●	●	AMATEUR RADIO, TV OR CB ANTENNA	●	●	●	●	●	
S		S	S	S	ANTENNA (COMMERCIAL, RADIO, TV, RELAY OR MICROWAVE OVER 50 FEET)		S	S	S	S	S
	S				AUTO GLASS SALES & REPAIR		●	●	●	S	
	S				AUTOMOBILE LEASING OR RENTING		●	●	●	S	
					AUTOMOBILE PARTS AND SALES		●	●	●	●	●
					AUTOMOBILE RECONDITIONS, BODY/FENDER REPAIR		S	●	●		
					AUTOMOBILE REPAIR, MAJOR		S	●	●		
	S				AUTOMOBILE REPAIR, MINOR		●	●	●	S	
					AUTOMOBILE SALES, NEW			●	●		
					AUTOMOBILE SALES, USED			●	●		
					AUTOMOBILE SERVICE STATION		●	●	●	●	
					BOAT SALES, NEW		S	●	●		
					BOAT SALES, USED OR REPAIR			●	●		
					BUS TERMINAL INCLUDING PARK & RIDE		S	●	S	S	S
S		S	S	S	ELECTRIC TRANSMISSION SUBSTATION	S	S	S	S	S	S
					FREIGHT OR TRUCK TERMINAL YARD			●	●		
S		S	S	S	GAS REGULATION STATION	S	S	S	S	S	S
					HEAVY MACHINERY SALES AND SERVICE			●	●		
					HEAVY VEHICLE STORAGE			●	●		
					HELIPORT				S		
					MOTORCYCLE SALES, NEW			●	●		
					MOTORCYCLE SALES, USED			●	●		
					MOTOR RACEWAY				S		
					PRIVATE LANDING FIELD				S		
					RECREATION VEHICLE, NEW			●	●		
					RECREATION VEHICLE, USED			●	●		
		S	S	S	SEWAGE TREATMENT PLANT	S		S	S		
S		S	S	S	TELEPHONE EXCHANGE	S	●	●	●	●	●
					TRAILER RENTAL		●	●	●		
					TRUCK RENTAL OR LEASING		●	●	●	S	

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
							●	●	●		
								●	●		
								●	S		
	S						●	●	●	S	
●		●	●	●		●	●	●	●	●	●
●		●	●	●		●	●	●	●	●	●
					TRUCK REPAIR & OVERHAUL		●	●	●		
					TRUCK SALES, NEW			●	●		
					TRUCK SALES USED			●	S		
	S				VEHICLE OR CAR WASH		●	●	●	S	
●		●	●	●	WATER PUMP STATION	●	●	●	●	●	●
●		●	●	●	WATER STORAGE TANKS	●	●	●	●	●	●

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
	S				AMUSEMENT ARCADE		●	●		S	S
					ANTIQUE SHOP & USED FURNITURE		●	●		●	●
					APPLIANCE RENTAL		●	●		●	●
					BALLROOM DANCING OR DANCE HALL		S	S		S	S
					BANKING, AUTOMATED TELLER ONLY	S	●	●	●	●	●
	S				BOARDING HOUSE		S	●		S	S
					CABINET & UPHOLSTERY SHOP		●	●	●	●	●
		S	S	S	CEMETERY OR MAUSOLEUM (NEW OR EXPANSION)	S		S			
					COMMERCIAL AMUSEMENT, INDOOR		●	●	●	●	●
					COMMERCIAL AMUSEMENT, OUTDOOR		S	S	S	S	S
					FIRING RANGE, INDOOR/OUTDOOR			S	●		
					FLEA MARKET		S	●		S	
					FRATERNAL CLUBS, LODGES SORORITIES & FRATERNITIES	S	S	●		S	S
					FUNERAL PARLOR OR MORTUARY		S	●		S	
		S	S	S	GOLF COURSE AND COUNTRY CLUB				S		
	S				MINIATURE GOLF DRIVING RANGE, & PUTTING COURSE		S	●	S	S	S
					GREENHOUSES & NURSERIES (COMMERCIAL)		S	●	●	S	
					HORSE RACING TRACK				S		
					HOTEL & MOTEL		S	●	●	S	S
					INTERIOR DECORATORS OFFICE	S	●	●	●	●	●
					INSURANCE / INSURANCE ESTIMATORS OFFICE	●	●	●	●	●	●
		S	S	S	KINDERGARTEN (PRIVATE)	S	●	●		●	●
					LEATHER GOODS SHOP		●	●		●	●
					MASSAGE ESTABLISHMENT		S	S	S	S	●
					OPEN OR OUTSIDE STORAGE OF PRODUCTS OR MATERIALS (NOT SCREENED)		S	S	S		
	S				OUTSIDE STORAGE (W/OPAQUE SCREENING)			●	●	S	
					PRINTING COMPANY (COMMERCIAL)		●	●	●	●	
					PRIVATE CLUB W/ ALCOHOLIC BEVERAGE SALES		S	S		S	S
					PUBLIC PARKING GARAGE, NO ABOVE GROUND GASOLINE STORAGE			●	●		
					ROLLER SKATING RINK		●	●	●	●	●
					SEXUALLY ORIENTED USES				S		
					SILKSCREENING STUDIO		●	●	●	●	●
					STABLE (COMMERCIAL)			●			
		S	S	S	STABLE (PRIVATE)						
					STAINED GLASS STUDIO		●	●	●	●	●
					STUDIO (PHOTOGRAPHY)		●	●		●	●

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
								S	●		
							●	●		●	S
								S	●		
							●	●	●		
							S	●	●	S	● <sub>1</sub>
S	S	S	S		TOURIST HOME (BED & BREAKFAST)	S	●	●		●	●

1 – Use must be completely contained within main structure

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-7  LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					ASSEMBLY OF LIGHT ELECTRONIC INSTRUMENTS & DEVICES (ENCLOSED BUILDING)			●	●		
					ASSEMBLY OF HEAVY ELECTRONIC DEVICES			●	●		
					ASSEMBLY OF RADIOS & PHONOGRAPHS			●	●		
					BAKERY (COMMERCIAL)			●	●		
					BATCHING PLANT (CONCRETE OR ASPHALT)				S		
					BOOK BINDERY			●	●		
					BOOT OR SHOE MANUFACTURER			●	●		
					BOTTLING WORKS			●	●		
					BRICK COMPANY, SALES				●		
					BUILDING MATERIALS & LUMBER STORAGE YARDS & SALES		S	●	●	S	
					CANDY MANUFACTURING		S	●	●	S	
					CARTING OR EXPRESS HAULING			●	●		
					COMMERCIAL ENGRAVING			●	●		
					CONTRACTORS SHOP OR STORAGE YARD			●	●		
					COSMETICS MANUFACTURING (ENCLOSED BUILDING)			●	●		
					DAIRY PRODUCTS			●	●		
					DOG KENNELS & VETERINARIAN OFFICE (W/ OUTSIDE PENS)			●	●		
					DRAPERY MANUFACTURING & SALES		●	●	●	●	
					DRUG & PHARMACEUTICAL MANUFACTURING (ENCLOSED BUILDING)			S	●		
					DRY CLEANING PLANT OR COMMERCIAL LAUNDRY			●	●		
					FEED LOT				S		
					FOOD PRODUCTS MANUFACTURING			●	●		
					FOUNDRY CASTING, NONFERROUS (ENCLOSED BUILDING)				●		
					FROZEN FOODS LOCKER			●	●		
					FUR GOODS MANUFACTURING, BUT NO TANNING, DYEING OR SLAUGHTERING				●		
					FURNITURE MANUFACTURE				●		
					FURNITURE RESTORATION		S	●	●	S	S
					GLASS PRODUCTS FROM PREVIOUSLY MANUFACTURED GLASS				●		
					HEATING & AIR CONDITIONING SALES & SERVICE		S	●	●	S	
					HOUSING PREFABRICATION				●		
					ICE COMPANY SALES – WHOLESALE			●	●		
					INSTRUMENT & METER MANUFACTURING			●	●		
					JEWELRY & WATCH MANUFACTURING			●	●		
					LANDFILL (COMMERCIAL)				S		
					LANDSCAPING SERVICE		S	●	●	S	

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-7  LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					LEATHER GOODS FABRICATION			●	●		
					LIGHT FABRICATION & ASSEMBLY			●	●		
					LIGHT MANUFACTURING			S	●		
					LIGHT SHEET METAL PRODUCTS			●	●		
					MACHINE SHOP			●	●		
					METAL FABRICATION			●	●		
					MOBILE HOME OR MODEL HOME FABRICATION				●		
					MONUMENTS & HEADSTONES SALES		S	●	●	S	
					MOVING COMPANY			●	●		
					NEWSPAPER PRINTING		S	●	●	S	●
	S				OFFICE SHOWROOM / WAREHOUSE		●	●	●	S	
					OPTICAL GOODS MANUFACTURING			●	●		
					OUTSIDE DISPLAY		S	●	●	S	
					OVERNIGHT DELIVERY & SERVICE CENTER			●	●		
					PAPER & CHEMICAL SUPPLY			●	●		
					PAPER PRODUCTS MANUFACTURING				●		
					PERFUME TOILET SOAPS (ENCLOSED BUILDING)			●	●		
					PLASTER SHOP			●	●		
					PLASTIC PRODUCTS MANUFACTURING, BUT NOT RAW MATERIALS PROCESSING				●		
	S				PLUMBING SHOP & RELATED SERVICES		●	●	●	S	
					PORTABLE BUILDING SALES			●	●		
					PRIVATE UTILITY SERVICE YARD			●	●		
					RECYCLING CENTER			S	●		
					RECYCLING PLANT				●		
					RENDERING FACILITY				S		
					RESEARCH & SCIENTIFIC LABORATORIES			S	S		
					RESTAURANTS INCIDENTAL TO MAIN USE		S	S	●	S	S
					RESTAURANT SUPPLY			●	●		
					ROCK QUARRIES, SAND, GRAVEL OR EARTH EXCAVATION				S		
					ROOFING & SIDING COMPANY		●	●	●	●	
					SELF-STORAGE OR MINI-WAREHOUSE			●	●		
					SOIL TESTING LABORATORY			●	●		
					SPORTING GOODS MANUFACTURING				●		
					TIRE RETREADING			S	●		
					TOOL MANUFACTURER			●	●		
					WELDING SHOP OR COMPANY			●	●		
					WHOLESALE BEAUTY SUPPLY			●	●		
					WHOLESALE DISTRIBUTION CENTER			●	●		
					WHOLESALE FOOD DISTRIBUTION			●	●		

OTR	DTP	SF-5	SF-6	MF-1	SECTION 8B-7  LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES		O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1			OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
					WRECKING YARD, AUTO SALVAGE, JUNKYARD OR OUTSIDE RECLAMATION					S		

OTR	DTP	SF-5	SF-6	MF-1	<b>SECTION 8B-8</b>  <b>INDUSTRIAL PROCESSING &amp; RELATED USES</b>	O-1	OT	C-2	I	DTP	OTC
ORIG TOWN RES	DOWNTOWN PLAN	SINGLE-FAMILY 5	SINGLE-FAMILY 6	MULTI-FAMILY 1		OFFICE 1	ORIGINAL TOWN	COMMERCIAL 2	INDUSTRIAL	DOWNTOWN PLAN	ORIG TOWN COMM
									●		
									●		
									S		
					HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING				S		
					HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING				S		

## **Proposed OTR District Standards**

### **SECTION 16 OTR – ORIGINAL TOWN RESIDENTIAL**

#### **16.1 GENERAL PURPOSE AND DESCRIPTION:**

The Original Town Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The OTR standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownership's in multiples of this width. Therefore, standards are set forth in this District which accommodate the original platting, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

#### **16.2 PERMITTED USES:**

A. Uses permitted in the OTR District are outlined in Section 8

#### **16.3 AREA REGULATIONS:**

##### **A. Size of Yards:**

1. **Minimum Front Yard** - Twenty feet (20') with five feet (5') Utility Easement adjacent to R.O.W. (see Section 35.2 G)
2. **Minimum Side Yard** - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; 24' for swing-in garage (see Illustration 20)
3. **Minimum Rear Yard** - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

##### **B. Size of Lots:**

1. **Minimum Lot Area** - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. **Minimum Lot Width** - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. **Minimum Lot Depth** - Ninety feet (90')

##### **C. Minimum Dwelling Area** (see Section 36):

1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

##### **D. Maximum Height** - Two stories no greater than forty (40') feet

##### **E. Maximum Lot Coverage:** Fifty-five percent (55%) including accessory buildings

##### **F. Parking Regulations:**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
  - a. See Section 35, Off-Street Parking and Loading Requirements

**G. Other Regulations**

1. Accessory Building and Use Regulations, Section 37
2. Special and Additional Supplementary Regulations, Section 36
3. Screening Fences and Wall Standards, Section 40
4. "Lot of Record" in "Old Donation", Section 36.1A
5. Façades shall reflect early 20<sup>th</sup> Century Texas architectural styles for this area. The Director of Planning or his/her designee will review all facades and will either approve or deny the request. Appeals will be forwarded to City Council.
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Section 36.9, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.

**35.2 SPECIAL OFF-STREET PARKING PROVISIONS - RESIDENTIAL DISTRICTS**

- A. Required off-street parking shall be provided on the same site as the use it is to serve.
- B. No required parking shall be allowed except on a paved concrete, or other similar impervious surface if approved by City Council, parking space in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH, 2F, MF-1, MF-2, and MH Districts.
- C. In the A District, the required parking shall be on, at a minimum, washed gravel or similar all-weather surface.
- D. No parking space, garage, carport, or other automobile storage space shall be used for the storage of any heavy load vehicle.
- E. In the SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Zoning Districts, there shall be a minimum of two (2) additional paved parking spaces provided behind the front property line only for the purpose of allowing on-site stacking or maneuvering to the required spaces.
- F. All required off-street parking spaces in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Districts shall be located behind the front building line and shall be enclosed in the main or accessory building.
- G. In OTR, the front of the garage shall be setback a minimum of 20' from the projection of the front porch or building line (see Illustration 18).
- H. Circular driveways shall be designed to accommodate any required parking behind the front building line.
- I. In the MF-1 and MF-2 Districts parking shall be located behind the front building line.

## **Proposed OTC District Standards**

### **SECTION 27 OTC - ORIGINAL TOWN COMMERCIAL**

#### **27.1 GENERAL PURPOSE AND DESCRIPTION:**

The development standards in the OTC District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

#### **27.2 PERMITTED USES:**

Uses permitted in the OTC District are outlined in Section 8.

#### **27.3 AREA REGULATIONS (See Section F for addition criteria for southwest portion of downtown):**

##### **A. Size of Yards**

1. **Minimum Front Yard** – None - Minimum of 80% of a façade adjacent a street must be on the property line (except west of the Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. **Minimum Side Yard** -- None - Subject to provision of fire retardant wall as required by current adopted edition of Uniform Building Code.
3. **Minimum Rear Yard:**
  - a. Abutting non-residentially zoned property and constructed with fire retardant wall and alley separation - None
  - b. Without fire retardant wall or alley - Twenty feet (20')
  - c. Abutting residentially zoned property - Ten feet (10') with screening

##### **B. Size of Lot:**

1. **Minimum Lot Area** - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. **Minimum Lot Width** - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. **Minimum Lot Depth** - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

##### **C. Height Regulations:**

1. **Maximum Height** – Four stories or (65') west of the Burlington Northern – Santa Fe Railroad; two stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

D. **Maximum Lot Coverage** - None

E. **Parking Regulations:**

1. See Section 35 for parking regulations

F. **Other Regulations:**

1. Open storage is prohibited in the OTC District.
2. Minimum area of six-hundred and fifty (650) square feet for residential units over retail or office.
3. Projections into a Required Setback or beyond the Street Lot Line

1. The following projections shall be permitted in a required setback or beyond the Street Lot Line:

a) Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an Architectural Projection.

b) Balconies above the first floor may project up to sixty-inches (60") in the ROW and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.

c) Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.

d) Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the Street Lot Line, or beyond the face of an Architectural Projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").

e) Architectural Projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").

f) Show windows at the first floor may project up to forty-two-inches (42").

3. Façades must reflect early 20<sup>th</sup> Century Texas architectural styles for this area. The Director of Planning or his/her designee will approve all facades. Appeals will be forwarded to City Council.

4. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
  - No more than two (2) fuel pumps
  - A porte-co-chere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
5. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
  - Multiple pumps will be allowed but must be placed behind the building.
  - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
  - Canopy must be located behind the building with brick columns.
  - Back lit canopy lighting limited to the North and West side of the canopy
  - A porte-co-chere shall be attached to the building if fuel pumps face Main Street (FM 720) or if located between the building and the Dallas North Tollway.
6. The area delineated by the alley south of Elm Street to the north, 5<sup>th</sup> Street to the east (but excluding the lots on 5<sup>th</sup> Street), Ash Street to the south, and the Burlington Northern Railroad to the west will have the following provisions:
  - Townhomes will be allowed.
  - Redevelopment or infill development shall be two (2) stories with residential on both floors or residential above and office/retail uses below. Existing structures would not be required to add a second story. If structure is destroyed, it may be rebuilt as originally constructed with no use change, otherwise structure must comply redevelopment criteria.

### 35.8 LOCATION OF PARKING SPACES:

All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

- A. Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not to exceed three hundred (300) feet from an institutional building served and not to exceed six hundred (600) feet from any other non-residential building served.
- B. In any case where the required parking spaces are not located on the same lot with the building or use served, a plat dedicating an off street parking easement shall be filed where spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney and shall be filed with the application for a building permit.
- C. Required parking in the Original Town Commercial District shall be reduced by fifty (50) percent of the current parking requirements as they exist or may be amended. If it is determined that due to existing space constraints, the requirements of this Ordinance cannot be met, the Planning and Zoning Commission and City Council may grant a reduction with site plan approval. No parking will be allowed in the front yard except west of the Burlington Northern – Santa Fe Railroad where slip roads will be allowed. The slip roads shall be of the same type and design as those constructed as a part of the Frisco Towne Square (south of FM 720).

36.9 **EXTERIOR CONSTRUCTION OF MAIN BUILDINGS** (Z98-54; Ordinance No. 99-06-08)

- A. All exterior facades for the first story of a main building or structure in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, PH, TH, and PD Districts shall be constructed of a minimum of seventy-five percent (75%) masonry, with not less than fifty percent (50%) of any single facade being of masonry construction. In the "A" District, a main building or structure may be constructed of wood or an equivalent material.
- B. All exterior facades for a main building or structure in the O-1, O-2, NS, R, H, C-1 and C-2, IT, and CO Districts shall be constructed of one hundred percent (100%) masonry as defined herein in Section 42. Metal buildings are permitted in the I District upon review by the Planning & Zoning Commission and approval by the City Council subject to:
- The maximum height of metal buildings is 36 feet;
  - The lot on which the building is constructed must have frontage only on streets of 80 feet in right-of-way or greater;
  - The lot containing a metal building shall be 500 feet from all major thoroughfares and zoning districts other than Commercial-1, Commercial-2, and Industrial Districts;
  - The wall of the building facing the street must be 100% masonry; and
  - Other walls of the building visible from a street must have trees planted on 30-foot centers within 20 feet of the building.
- C. Exterior construction of maintenance buildings for golf courses, public or parochial schools, churches, or the City of Frisco may be metal upon issuance of a Specific Use Permit. Exterior construction of buildings used for agricultural purposes in conjunction with a school may be metal upon issuance of a Specific Use Permit.
- If an expansion or an addition to an existing metal building is not greater than 10% or 7,000 square feet, whichever is greater, the masonry requirements shall not apply to the expansion or addition to the existing metal building.
- D. All exterior facades for a main building or structure in the OTC district shall be of clay fired brick construction. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed appropriate by the Director of Planning or his/her appointed representative.
- E. All main structures within the MF-1 and MF-2 districts must have a minimum of eighty percent (80%) masonry on the first and second floors and fifty percent (50%) on all other floors.
- F. The City Council may approve materials which are equivalent to, or exceed, the standards set forth in "A" or "B" above. The City Council may also approve after a recommendation from the Planning and Zoning Commission, exceptions to the standards set forth in "D" above if the proposed material is

determined by the City Council to be compatible with the historical architectural character of the OTC district.

- G. All exterior facades for the main and accessory buildings in the OTR district shall be of wood, non-combustible fiber cement siding construction or clay fired brick. Accessory buildings must be constructed in a similar architectural style as the main structure. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed appropriate by the Director of Planning or his/her appointed representative.

#### 40.2 LOCATION OF REQUIRED SCREENING:

- A. When a boundary of a multi-family or non-residential Zoning District sides or backs upon an RE, SF, 2F, TH, or PH District, or when any non-residential districts sides or backs to a MF or PH District, a solid screening wall or fence of not less than six feet (6') nor more than eight feet (8') in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual barrier between the properties.

The owner of such property of the lesser restrictive use shall be responsible for and shall build the required wall or fence on his property line dividing his property from the more restrictive zoning district. In cases where the City staff finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall after a landscape plan has been prepared to demonstrate equal visual screening.

A screening wall or fence required under the provisions of this section, under a Specific Use Permit, a Planned Development District, or other requirement shall be constructed of clay-fired brick masonry units or other suitable permanent materials which does not contain openings constituting more than forty (40) square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Concrete masonry units, poured in place or tilt-up concrete walls shall be constructed only with recommendation of Planning Commission and approval by City Council.

- B. All required screening walls shall be equally finished on both sides of the wall.
- C. In all Districts when screening of loading areas facing a street is required, screening shall be provided not less than six feet (6') in height adjacent to the loading area at the property line. Said screening shall be required along all streets except where such use was in existence at the date of adoption of this Ordinance. Screening adjacent to a street shall be masonry and a sidewalk shall be incorporated with the screening with a minimum clear width of four feet (4').
- D. Open storage of materials, commodities, or equipment permitted in the Highway, C-1, C-2, or I Districts, shall comply with the following requirements:
1. Located behind the front building line
  2. Observe all yard requirements
  3. A six-foot (6') high screening fence shall be provided.
  4. Standards shall not apply to new and used automobile dealers and similar facilities requiring outdoor display of vehicles or equipment for sale
- E. In all districts where screening of open storage is required, such screening shall be required only for those areas used for open storage. A six-foot-(6') high fence shall be provided and maintained at the property line adjacent to

the area to be screened. Screening of open storage areas may be of materials other than masonry as approved by the City.

- F. Refuse storage areas not adjacent to an alley or rear service area for all uses other than single-family and duplex dwellings shall be visually screened by a six-foot (6') high solid fence on all sides except the side used for refuse pickup service, such side shall not be required to be screened.
- G. Where any alley intersects with a street, no fence or plant taller than two and one-half feet (2½') may be placed within a sight visibility triangle defined by measuring ten feet (10') to a point along the property lines and joining said points to form the hypotenuse of the triangle. (See illustration 9)
- H. In any residential district or along the common boundary between any residential and non-residential district where a wall, fence, or screening separation is erected, the following standards for height, location, and design shall be observed:
  - 1. Any fence or wall located to the rear of the minimum required front yard line except as determined by the provisions of Section 34.2 shall not exceed eight feet (8') in height above the grade of the adjacent property.
  - 2. The maximum height of a fence or wall in a required front yard of a single-family, duplex, or patio home shall not exceed forty-eight (48) inches when sight distance is not impeded. Combinations of berms and fences shall not exceed thirty-six (36) inches in height.
  - 3. Where a corner lot is platted with two front yards, and a house is constructed facing one of the front yards, the second front yard shall be deemed to be a side yard, which may be fenced in the same manner as any other side yard adjacent to a street, except that the fence shall be constructed on an angle beginning at the front right-of-way line twelve feet (12') from the side right-of-way line and ending at a point on the side lot line as shown in Illustration 9.
- I. A masonry screening fence shall be required between a residential use and a street designated as a major thoroughfare on the Thoroughfare Plan when recommended by the Planning Commission and approved by the City Council.
  - 1. The location of the screening fence shall be on the lot siding or backing the thoroughfare.
  - 2. When the lot is either siding to or backing to the major thoroughfare and separated by an alley, the location of the screening fence shall be on the right-of-way line common to the alley and thoroughfare. In such cases, the developer shall make appropriate considerations for maintenance and upkeep of the screening device at time of platting.
- J. Mechanical equipment located on the roof of a single- or two-story building shall be screened from view at street level grade.
- K. A ten- (10) foot irrigated living screen shall be required when parking is located adjacent to residential in the OTC District.



## 39.6 LANDSCAPE AREA REQUIREMENTS

### E. Non-Residential Landscaped Area Requirements

These standards apply to all non-residential uses. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards requiring the most Large Trees.

#### 1. Perimeter Requirements

- a. A landscaped area at least ten feet (10') wide will be located along all public right-of-way for all roadways except as otherwise provided in Section 39.6.A. One (1) Large Tree, three inch (3") caliper minimum, shall be planted on thirty foot (30') centers within the required landscape area. In addition, any parking abutting the landscape area will be screened from the adjacent roadway. The required screening may be with shrubs, as provided for in Section 39.5.D, or with berms as provided for in Section 39.5.F.
- b. Where a non-residential development is adjacent to the property line of single-family zoned parcels or areas shown as single family use on the Future Land Use Plan, one (1) Large Tree, three inch (3") caliper minimum, will be planted on thirty foot (30') centers in a fifteen foot (15') landscape area (only ten foot (10') required in the OTC District). Areas where truck docks or loading spaces are adjacent to such property zoned single family, trees will be planted on twenty foot (20') centers.
- c. Where a non-residential development is adjacent to the property line of parcels zoned for uses other than single-family or parcels not shown as single-family uses on the Future Land Use Plan:
  - 1) A five-foot (5') wide landscape area is required.
  - 2) If the property line is the centerline of a fire lane or drive aisle, five foot (5') wide landscape area will begin at the edge of the lane/aisle. If the drive aisle or fire lane only allows access to parking spaces, the landscape area may be eliminated or moved at the discretion of the City.
  - 3) The five-foot (5') wide landscape area may be eliminated for a building where the building is attached to another building and the attached buildings are shown on an approved Site Plan.
  - 4) One (1) small tree and one (1) five-gallon (5 gal.) shrub will be planted every fifteen linear feet (15'). These trees and shrubs may be clustered.